

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: 218 East Chase Street
 Address of property: 218 East Chase Street
 City Baltimore County _____ State MD Zip Code 21202
 Name of historic district in which property is located: Mount Vernon Historic District

Check here if request is for:

- ☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:
 (see instructions for map and photograph requirements-use reverse side if necessary)
See Attached Sheets.

3. Statement of Significance:
 (use reverse side if necessary)
See Attached Sheets.

Date of construction (if known): c. 1881 ☒ Original site ☐ Moved ☐ Date of alterations (if known): c. 1950

4. Name and Mailing Address of Owner:

Name Sommers & Sommers c/o Milton Sommers
 Street 824 Park Avenue
 City Baltimore State MD Zip Code 21202
 Telephone number (during day): Area Code (301) 728-1400

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above

Signature Barbara Hoff Date 9/2/82
 Prepared by: Barbara Hoff, Dalsemer, Catzen & Associates, Inc., 121 Water St., Balto., MD 21202 (301)837-3691
 Social Security Number or Taxpayer Identification Number _____

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60).
☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature [Signature] Date 9-21-82
 State Historic Preservation Officer

Name/address of Property: 218 East Chase Street

Name/address of Owner: Sommers & Sommers c/o Milton Sommers

824 Park Avenue, Baltimore, MD 21202

Telephone: (301) 728-1400

Prepared by: Barbara A. Hoff, Dalsemer, Catzen and Associates, Inc., 121 Water Street

Baltimore, Maryland 21202

Telephone: (301) 837-3691

DESCRIPTION OF PHYSICAL APPEARANCE

218 East Chase Street is a simple example of the Italianate style of rowhouses found throughout the Mount Vernon Historic District. It still retains sufficient integrity to contribute to the architectural significance of the district because it possesses its original plan, shape, size, scale, and proportions as well as most of the original details on the exterior. Therefore, it still harmonizes with the surrounding streetscapes found within the district.

This masonry building is three bays wide, approximately seven bays long, and three stories high. The roof is shed style and the plan is rectangular.

The first floor of the building has been converted to an automotive parts store and therefore the first floor south and east elevations consist of a mid-twentieth century storefront with a corner entrance. There is fluted aluminum wainscoting along the base of the storefront with large display windows and signage above. The entrance door is built of wood framed glass and it has a transom space above now occupied by an air conditioner.

Above this floor on the south elevation the wall is comprised of painted running bond brick. There are windows in each bay of each floor. All of the fenestration is one over one, wood, double hung except for the third floor, west bay window which has six over six sashes. Each window has a white aluminum, one over one double hung storm window. The sills and lintels are built of quarry faced ashlar. At the roofline, there is a brick fascia and wood cornice.

The first floor, northern-most bay of the east elevation contains a flush wood door which leads to the upper floor apartments. Above the first floor, the east elevation is built of painted common bond brick. The bays have irregular widths, and the southern-most bay is blind. The fenestration consists of one over one, wood, double hung windows with wood subsills and double course, rowlock, segmental brick arches with white aluminum, one over one, double hung storm windows. There is a metal fire escape which leads down the elevation from the roof. The roofline steps downward from the south end, and it has metal coping.

The north elevation is completely built of painted, common bond brick. Windows in the east and central bays have been bricked in, and the west bay contains a doorway which is slightly recessed. The entrance has cast concrete steps, a segmentally arched opening, and a paneled wood door with a large glazed panel and a single light, wood framed transom above. The second floor east and central bays have a large frame bay window addition. It has shingle siding and two over two, wood, double hung windows with wood surrounds and sills. Each window has a one over one, white aluminum, double hung storm window. The recessed west bay has an identical bay window addition.

Name/address of Property: 218 East Chase Street, Baltimore, MD 21202

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DESCRIPTION OF PHYSICAL APPEARANCE

In each bay of the third floor there is a window identical to those on the second floor.

The first floor interior of the building contains the automobile parts shop as well as a rear stairway to the upstairs. The shop consists of a single large space with a small office in the rear. The finishes consist of vinyl - asbestos tile floors, plaster walls, and acoustical tile ceilings with fluorescent lighting. There is no decorative embellishment.

The second and third floors have been subdivided into apartments, and therefore the original plan has been modified. The apartments have wood or vinyl-asbestos tile floors, plaster walls, and plaster ceilings. Most of the openings have reeded wood surrounds with corner blocks, and the walls have wood baseboards. Some of the doorways have single light, wood transoms and the doors themselves are of paneled wood.

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

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Name/address of Property: 218 East Chase Street, Baltimore, MD 21202

Name/address of Owner: Sommers & Sommers, c/o Milton Sommers

824 Park Avenue, Baltimore, MD 21201

Telephone: (301)728-1400

Prepared by: Barbara Hoff, Daslemer, Catzen and Associates, Inc.

121 Water Street, Baltimore, MD 21202

Telephone: (301)837-3691

STATEMENT OF SIGNIFICANCE

The significance of 218 East Chase Street lies in its architectural contribution to the environment of the Mount Vernon Historic District.

The Mount Vernon Historic District is both a Baltimore City District and, in part, a National Register Historic Landmark District. Mount Vernon was the first Historic District in Baltimore City, designated in 1964 and expanded five times to the current boundaries, which have been certified by the Department of the Interior for purposes of the Historic Preservation Tax Incentives. The ordinance creating the Mount Vernon Historic District also established the Baltimore City Commission for Historic and Architectural Preservation to oversee all changes within the District and to recommend other areas and buildings in the City for historic designation. The Historic District and the Commission were outgrowths of the Mount Vernon Urban Renewal Plan, one of the City's earliest efforts to incorporate preservation and renovation of existing structures with new development. The current Historic District now encompasses two Urban Renewal Areas: Mount Vernon and Midtown-Belvedere.

The Mount Vernon Historic District grew from the early 19th century through the early 20th century and retains structures -- residential, commercial, and religious -- from that time. The area was Baltimore's most fashionable neighborhood and as such includes some of the finest architecture in the City, built for wealthy residents, congregations, and institutions, and designed by architects of local and national renown. The greater portion of the district was once the estate of John Eager Howard, revolutionary war patriot and statesman. His mansion, Belvedere, was located at what is now the 1000 block of North Calvert Street. The centerpiece of the district is the Washington Monument and Mount Vernon Place. The monument is the first formal monument erected to commemorate George Washington and is one of the finest examples of monumental architecture in the country. It was erected from 1815 to 1829 and designed by Robert Mills, one of the first American born and trained architects in the country. The development of the squares known as Mount Vernon Place and Washington Place, dates from the 1830's, when the land was subdivided by Howard's heirs, who then built some of the first houses. prior to the construction of the monument and the development of the squares, brick working class houses were built on Tyson Street, Read Street, and North Howard Street, the earliest dating from 1810. These buildings still exist; some are residences and others have been converted to antique shops. The houses on Hamilton Street date from 1820 and were designed by Robert Cary Long Sr. the architect of the Peale Museum and Davidge Hall.

Name/address of Property: 218 East Chase Street, Baltimore, MD 21202

STATEMENT OF SIGNIFICANCE

The area which is now the Historic District continued to develop. Baltimore's prominent and wealthy residents moved north to the rural area because the land around the harbor was rapidly becoming industrialized and because the City was flooded with immigrants, who flocked to Baltimore to work in the newly established industries. Construction continued to take place in the 1880's and 1890's after the Howard estate had been developed, completing the construction in the district.

Architecturally, Mount Vernon displays a complete range of 19th century building styles: Greek Revival, early and late Renaissance Revival, Italianate, Second Empire, Queen Anne, Richardsonian Romanesque, Victorian Gothic, Chateau, Beaux-Arts, Colonial Revival, Art Deco, and combinations and vernacular interpretation of these styles.

Many of the elegant townhouses and all of the churches, apartments, and hotels were designed by eminent local and national architects including; Stanford White, William A. Delano, John Russell Pope, Edmund G. Lind, Francis E. Baldwin and Josias Pennington, J.B. Noel Wyatt, J. Crawford Neilson, John Rudolph Niernsee, Joseph Evans Sperry, Nathan G. Starkweather, Jackson Gott, J.A. Wilson, Charles E. Cassell, Thomas Dixon and Charles Carson, J. Harleston Parker and Douglas H. Thomas, Edward H. Glidden, and noted contemporary architects including Edward Durrell Stone, James R. Grieves Associates and the firm of Shepley, Bulfinch, Richardson, and Abbott.

Among the prominent families who engaged these architects and lived in the area were the philanthropists George Peabody, Enoch Pratt, and William and Henry Walters, who founded the Peabody Conservatory of Music, The Enoch Pratt Library and the Walters Art Gallery, all of which are located in or on the boarder of the Mount Vernon District; the Winans family who developed railroad systems in this country and in Russia; several Johns Hopkins Hospital physicists and chemists, including Henry August Rowland and Ira Remsen; William Pinkney White, a Governor of the State, and Mayor of the City; and the Warfields, Pattersons, McKims, and Sissons, among others.

218 East Chase enhances the environment of the district in three ways. An Italianate style building, it represents a typical example of the third style of rowhousing built in the district. Built as a residence containing a neighborhood store, the structure contributes to the district's predominantly residential character. Finally, the materials of the structure as well as its scale and proportions blend in with the neighboring houses to create a visually harmonious streetscape. The continuity of these streetscapes in turn produces the special historic fabric of the Mount Vernon Historic District.

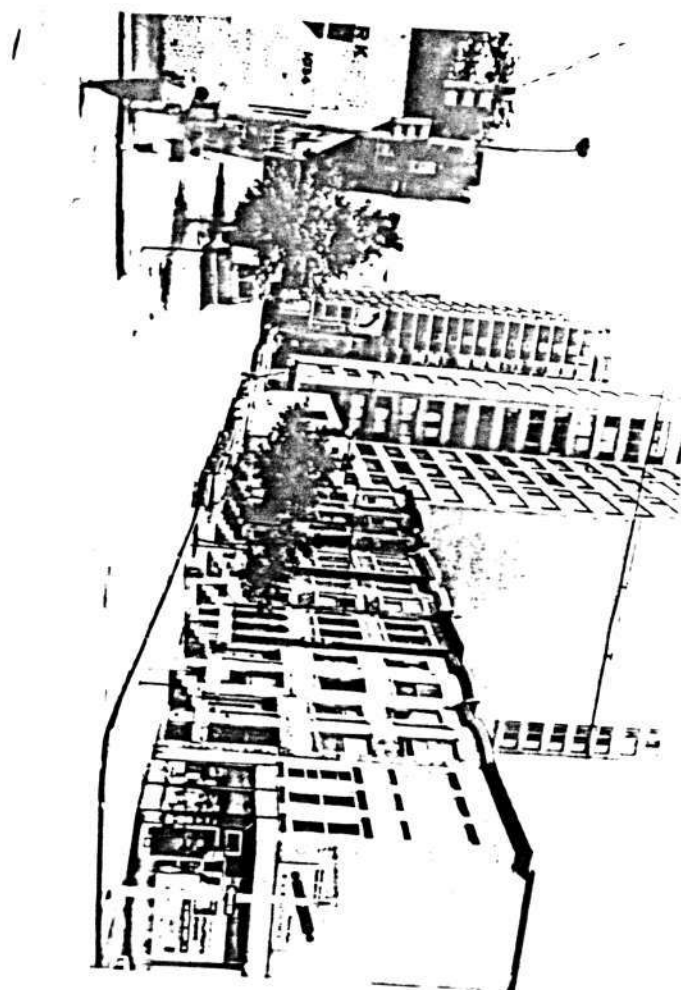
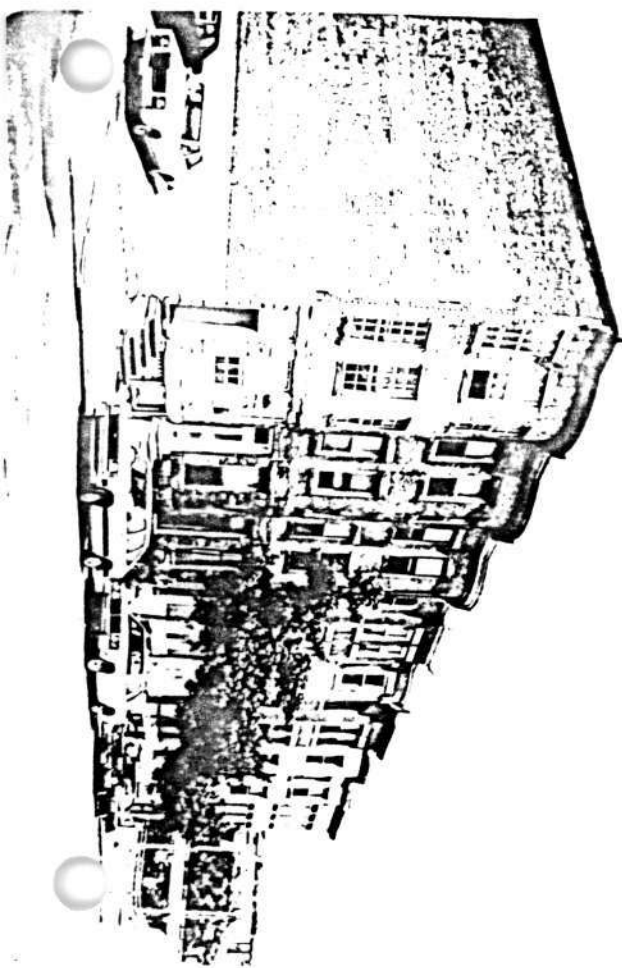
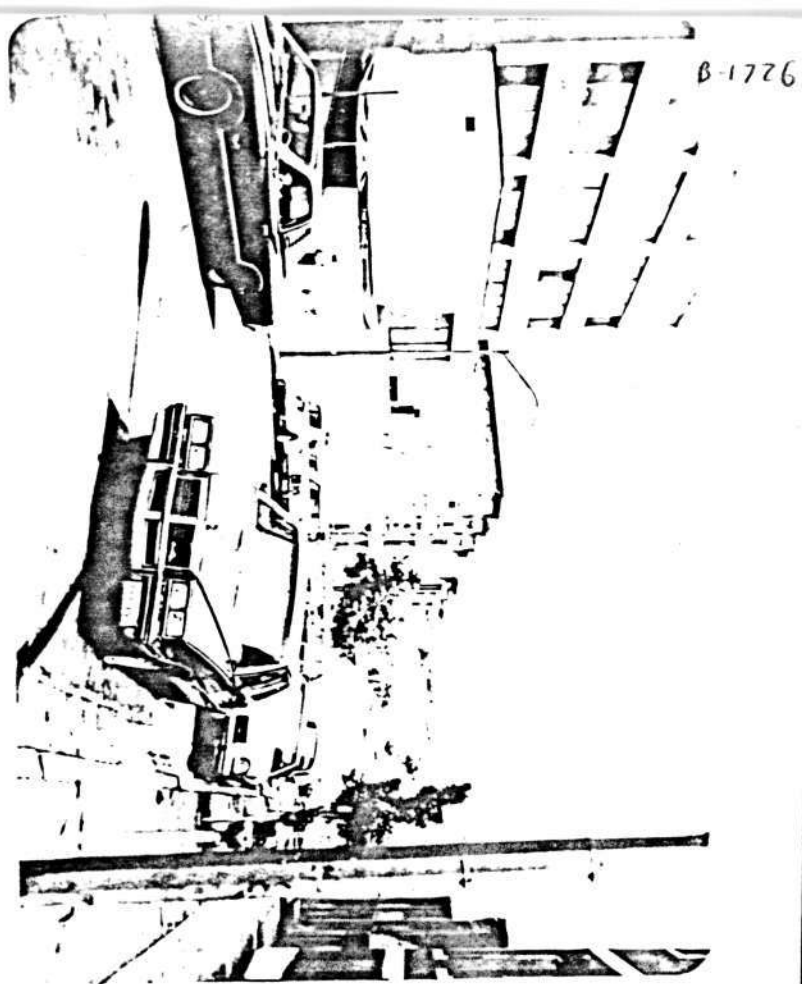
Name/address of Property: 218 East Chase Street, Baltimore, MD 21202

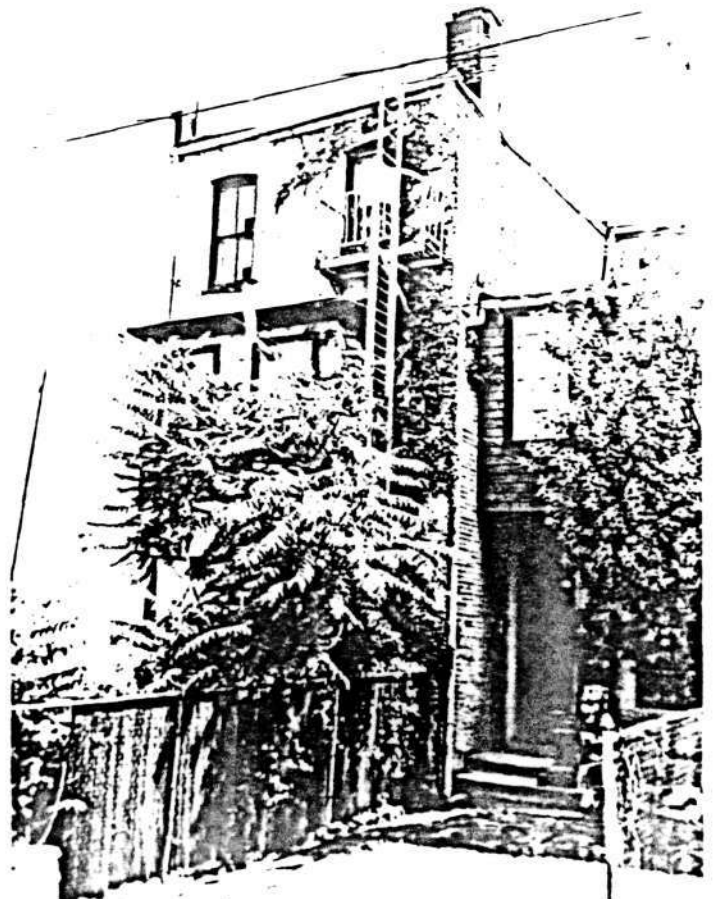
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STATEMENT OF SIGNIFICANCE

218 East Chase Street lies on land which originally formed part of the John Eager Howard estate. Howard's family sold much of the estate in 1844 to the McKim family who had been very successful in shipping and banking. The estate existed almost intact until about 1874, when the pressure from Baltimore's northward expansion finally overwhelmed Belvedere, and the McKims began selling lots for development.

Prior to 1871, the Northern Central Railway had used this site for its railroad tracks which ran east from Bolton Station, southeast through the lot of 218 East Chase Street to North Street (now Guilford Avenue) and then directly south to Calvert Station (now the site of the Sunpapers Building). In 1871, the railroad moved these tracks to the northside of the Jones Falls River and used the new Union Station built there. Ten years later Catherine McKim sold five large lots of the Belvedere estate to Ichabod Jean, a real estate agent, who probably began building the rowhouses along the 200 block of East Chase Street. 218 contrasts stylistically with the rest of its adjacent row, perhaps because Jean aborted the development. He only held his property for two years, after which he sold it all to Robert Garrett, a wealthy Baltimore banker, who subsequently sold it to other developers. By 1894, construction along the block was completed. 218 East Chase probably was constructed with shop space on the first floor, a usual treatment of corner rowhouses. For several decades in the twentieth century the building served as the store and residence for Robert A. Arthur, a grocer. Later the building was converted to offices, and in the 1950's, into apartments on the upper floors. The building's transformation is typical of the district's rowhouses, many of which became apartment buildings in the mid twentieth century after single family occupants moved north of the city. The subsequent alterations of 218 East Chase Street have only significantly affected the building's appearance on the first floor, which could easily be rehabilitated to a more appropriate appearance.





MARYLAND HISTORICAL TRUST WORKSHEET

MAG#0417265611

B-1726

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON:					
218 E. Chase Street					
AND/OR HISTORIC:					
2. LOCATION					
STREET AND NUMBER:					
218 E. Chase Street					
CITY OR TOWN:					
Baltimore					
STATE:			COUNTY:		
Maryland					
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	Public Acquisition:	<input checked="" type="checkbox"/> Occupied	Yes:
<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> In Process	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Restricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both	<input type="checkbox"/> Being Considered	<input type="checkbox"/> Preservation work in progress	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)		
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious			
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific			
4. OWNER OF PROPERTY					
OWNER'S NAME:					
Master Royalties Corp., etal, Master Realty Company					
STREET AND NUMBER:					
8417 Dorian Road					
CITY OR TOWN:			STATE:		
Baltimore			Maryland	21208	
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC:					
REcords Office, Room 601					
STREET AND NUMBER:					
Baltimore City Courthouse					
CITY OR TOWN:			STATE:		
Baltimore			Maryland	21202	
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY:					
City of Baltimore Neighborhood Survey					
DATE OF SURVEY: 1975 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS:					
Commission for Hist. & Arch. Pres.					
STREET AND NUMBER:					
Room 900, 26 S. Calvert Street					
CITY OR TOWN:			STATE:		
Baltimore			Maryland	21202	

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One) <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered
	(Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
<p>This rowhouse located on the northwest corner of E. Chase and Guilford Streets is three stories high, three bays wide, has a flat roof, and dates from the mid to late 1800's. The brick exterior (laid in running bond) is accented by flat stone lintels and sills. The first floor of the building has been altered to put in a glass store front.</p> <p>Symmetrical fenestration, proportionally scaled from the second to third floors, punctuates the facade. These windows are double hung with one over one lights. A fire escape is located on the side of the building.</p>	

SEE INSTRUCTIONS

B. SIGNIFICANCE**PERIOD (Check One or More as Appropriate)**

- | | | | |
|----------------------------------------|---------------------------------------|--------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- | | | | |
|--------------------------------------------------|--------------------------------------|-----------------------------------------|------------------------------------------|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

See 210 E. Chase Street

SEE INST. ACTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 16'9" X 90'

Acreage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:		
Mrs. Cleora Thompson, Coordinator of the Neighborhood Survey		
ORGANIZATION	DATE	
Commission for Hist. & Arch. Pre.	10/21/75	
STREET AND NUMBER:		
Room 900, 26 S. Calvert Street		
CITY OR TOWN:	STATE	
Baltimore	Maryland	21202

12. State Liaison Officer Review: (Office Use Only)

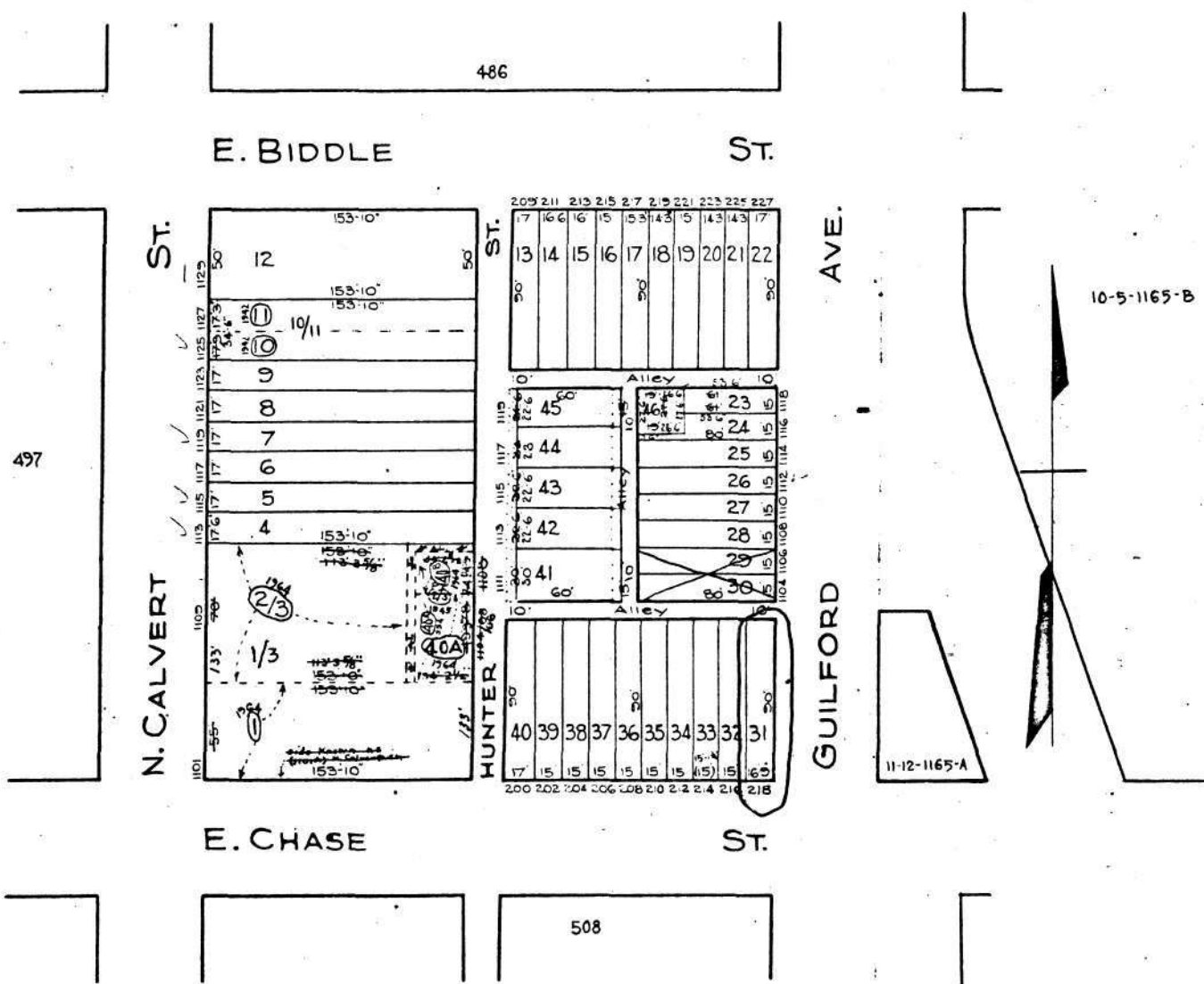
Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

Lot 2/3 Divided Per Deed C 54,347.
 Lot 405 Divided Per Deed C 54,347.
 Lot 340 Divided Per Deed C 54,347.
 Lot 340 Divided Per Deed C 54,347.

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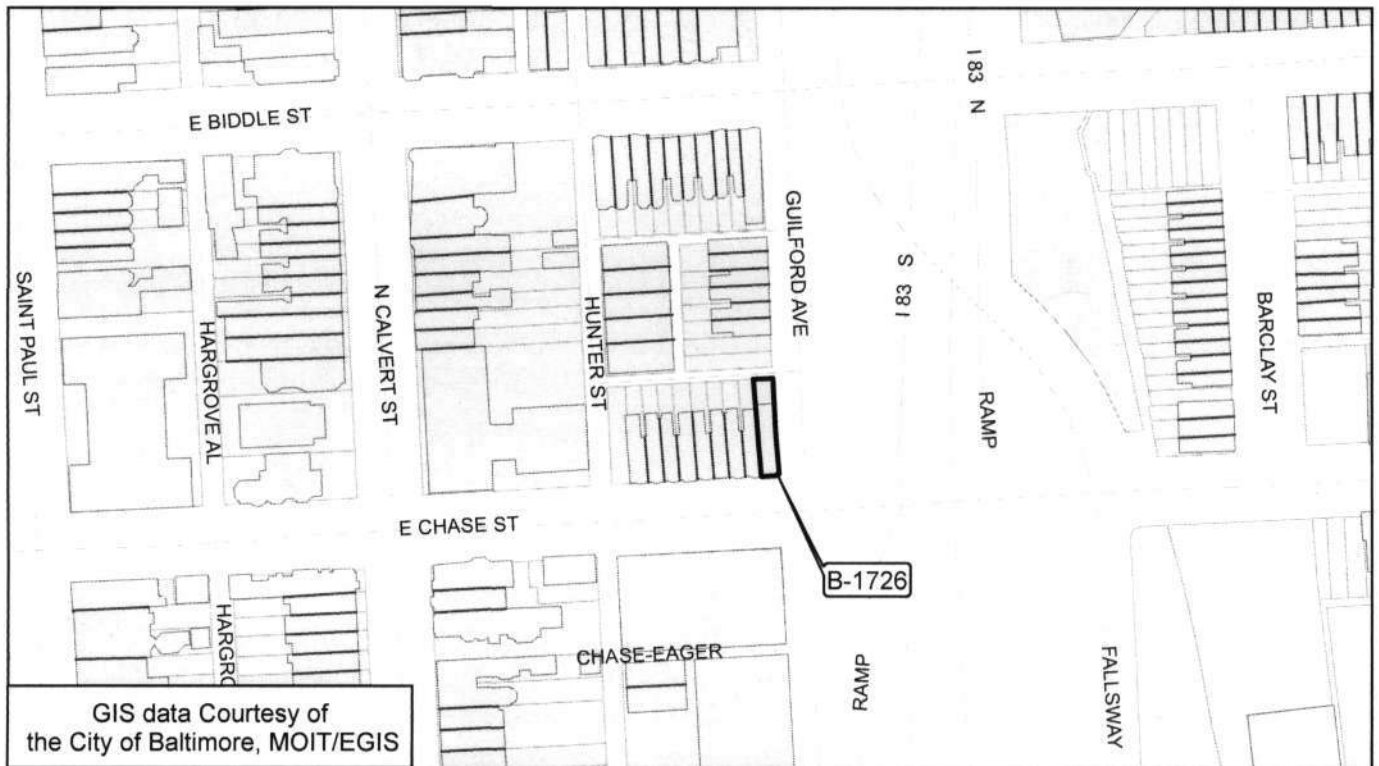


TRACED BY MOOREHEAD
 LETIFIED BY J. J. MURPHY
 SUPERVISOR R. L. T. Z.

NOTICE

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION
 WARD 11 SECTION 12
 BLOCK 498
 SCALE 1" = 60 FT. DATE 11-12-1165-A

B-1726
218 E. Chase Street
Block 0498, Lot 031
Baltimore City
Baltimore East Quad.





218 CHASE

B-1726

CORNER OF CHASE &
QUILFORD

CORNER OF
NEG. 10
BLK 498